

Fair Housing Survey Responses

1. Which Columbia ward do you live in?

244 Responses

Ward 1.....17.2%
Ward 2.....10.7%
Ward 3.....10.2%
Ward 4.....34.4%
Ward 5.....9.8%
Ward 6.....6.1%
Not sure.....4.9%
Do not live in Columbia..5.3%

2. How well integrated do you perceive the City of Columbia to be?

244 Responses

1-Not integrated at all.....6.6%
2.....38.1%
3.....35.2%
4.....16.4%
5-Very integrated.....3.7%

3. Should the City be doing more to integrate the population?

243 Responses

Yes.....55.6%
No.....21.8%
I don't know...22.6%

4. Are there enough housing options available for protected classes of citizens? (For example, African Americans, Single Mothers, People with Disabilities, or Veterans)

244 Responses

Yes.....15.2%
No.....68.0%
Maybe.....16.8%

5. Please select the top three groups that you feel have the highest housing needs:

235 Responses

Housing options for African Americans.....43.8%
Housing options for Single Mothers.....60.4%
Housing options for People with Disabilities.....75.3%
Housing Options for Veterans.....42.6%
Housing Options for the Elderly.....53.6%

6. Are there areas of town where poverty seems more concentrated than others?

244 Responses

Yes.....95.9%

No.....2.5%

I don't know....1.6%

7. How well informed are you regarding housing discrimination laws in the City of Columbia?

244 Responses

1-Not informed at all.....15.2%

2.....24.6%

3.....29.1%

4.....19.3%

5-Very informed.....11.9%

8. Are there parts of town you avoid because you feel unsafe?

244 Responses

Yes.....52.5%

No.....44.3%

I don't know.....3.3%

9. Do you believe there is housing discrimination occurring in the City of Columbia?

244 Responses

Yes.....56.1%

No.....13.1%

I don't know...30.7%

10. What would you do if you encountered housing discrimination?

244 Responses

Confront the person you believe is being discriminatory.....10.7%

Do nothing – seek other housing options.....10.2%

Report it.....50.4%

I would not know what to do.....23.8%

Other.....4.9%

11. Have you ever encountered any type of housing discrimination in the City of Columbia?

244 Responses

Yes.....17.2%

No.....77.5%

I don't know.....5.3%

12. Please select what basis you believe you were discriminated on (select all that apply):

61 Responses

Race.....15
Color.....10
National Origin.....2
Gender.....12
Age.....12
Religion.....2
Family status.....12
Disability.....10
Ancestry.....0
Sexual Orientation...6
Marital Status.....10
Source of Income....18
Other.....16

13. Did you report the incident?

78 Responses

Yes.....92.3%
No.....7.7%

14. Which of the following best describes the location where the act of discrimination occurred (select all that apply)?

58 Responses

An apartment complex.....18
A single-family neighborhood.....31
A condominium.....7
During the loan application process.....1
A trailer or mobile home park.....1
A subsidized housing project.....3
When applying for City of Columbia housing programs.....1
Other.....7

15. Which of the following best describes the person you feel discriminated against you (select any that apply)?

59 Responses

Landlord/Property Manager.....42
Real Estate Agent.....12
A Lending Institution.....3
A City Staff Person.....2
Public Housing Authority.....3
Other tenants within the property.....1
Other.....8

16. In your opinion, how important is promoting Fair Housing in our community?

244 Responses

1-Not important at all.....2.5%
2.....3.7%
3.....8.2%
4.....32.8%
5-Incredibly important.....52.9%

17. To the best of your knowledge, does the City of Columbia provide any Fair Housing Resources?

244 Responses

Yes.....57.4%
No.....6.6%
I don't know.....36.1%

18. Should the City of Columbia be doing more to promote fair housing?

242 Responses

Yes.....66.5%
No.....13.2%
I don't know.....20.2%

19. What is your race?

238 Responses

White.....87.4%
Black/African American.....5.9%
Asian.....0.8%
American Indian/Alaska Indian.....0.4%
Native Hawaiian/Other Pacific Islander.....0.4%
Asian & White.....0.0%
Black/African American and White.....0.8%
American Indian/Alaskan Indian & Black/African American.....0.0%
Other.....4.2%

20. What is your age?

238 Responses

Under 18.....0.0%
18-35 years old.....22.7%
36-50 years old.....26.9%
51-65 years old.....29.4%
Over 65 years old.....21.0%

21. Is English the main language you use at home?

238 Responses

Yes.....99.2%
No.....0.8%

22. How many individuals live in your household?

229 Responses

1.....19.2%
2.....48.5%
3.....8.7%
4.....13.5%
5.....7.0%
6.....1.7%
7.....0.4%
8.....0.4%
N/A.....0.4%

What should the City be doing further to address fair housing in Columbia?

Inclusionary Zoning

Address racial and economic segregation in town. Encourage/force large housing developments to include less expensive options. It is shameful that we warehouse our poorer citizens away from the more prosperous.

Obviously, educate us about what we can do if it occurs.

I think we have enough for our city size

Promoting policies which incentivize renting to people with vouchers

Interacting with Neighborhood Associations recognized by the City

Testing realtors and others involved in the marketing of real estate.

Test land lords to determine if discrimination is taking place and by who.

Promote affordable housing for people with disabilities

Not ask questions assuming discrimination

Inclusionary zoning ordinance

Explain what fair housing is and associate it or confuse fair housing with affordable housing.

Provide training for landlords

Awareness & enforcement should have very low priority - there is plenty of this already going on. All resources should be dedicated to creating affordable housing opportunities throughout the community, this is the way to effect real change on poverty and integration. Continue with the land trust and other programs to allow people a better opportunity to get out of poverty.

Provide more income-based housing

More housing for individuals with disabilities in areas away from downtown where there is increased crime and more opportunities for individuals with disabilities to be preyed upon.

Screen or survey current renters

nothing

promoting quality of homes, outreach to homeless individuals and resources used for obtaining housing

Flyers about town available from resources/agencies that people needing housing frequent; articles in the local papers; news reports/discussions on local talk radio shows

?

Create more low income housing and less student housing

They should make fair housing training mandatory for all landlords yearly or before they can pass the city rental inspection, the city could also provide and require landlords to give new tenants fair housing information at lease signing

There are lots of landlords who will not rent certain properties to individuals who receive section 8, but only want to segregate section 8 people to one particular area.

With all of the private landlords and management companies need to give other options to individuals for housing. Even though some people had have paid evictions it is still hard to find housing in Columbia. Management companies need to follow up with applicants to see if they have found housing because they had paid the fee and still searching for places to stay.

Increase outreach to landlords to encourage them to accept Section 8

More community policing. Cutting down on high crime areas so that everyone can feel safe in their neighborhoods.

There isn't a place for general comments on this survey, but I'd like to point out that it might be worth adding 'latino/a' to the race question because many people believe being 'latino/a' is a matter of race and housing discrimination sometimes occurs when an application is submitted with a hispanic sounding name.

Making sure that if you have the money to live in a neighborhood, you can, no matter your race.

Mandatory "classes"/seminars for people who rent property, especially to students, property managers, builders, developers & real estate agents

Support the development of low income housing options

Providing more affordable housing

providing better support to law enforcement in high crime areas

Stay open to "progress: no one should be discriminated against

Build small independent homes for elders & homeless

educate landlords or remind them

help provide transitional housing

Nothing Housing should not be fair by Law, You should work to own a house. R be able to rent a house/ Apartment.

Make sure people who rent or sell properties are fully aware of all regulations

More family housing in center city, fewer rent-by-the-room dorms. Lower rents or raise minimum wage so folks can afford housing.

It needs an affordable housing policy

Try to get more landlords to accept section 8 compared to 2011 when I 1st move to Columbia moving back in 2018 took me 2 yrs to find housing

Live info presentations

Inclusionary zoning. Force developers to include affordable units in large developments. Implicit bias training for real estate people and landlords

Offer incentives to more people to live in areas that they want to integrate and increase measures to make housing more affordable.

To begin with Columbia needs to build affordable housing, not McMansion subdivisions or apartments that rent for astronomical sums.

I realize city requires a decent tax base, I've seen some \$figures at some counsel meetings. How about scattering designated lots in amongst others. Concentrating 4 blocks together pulls down the neighborhood & owner/renter interest. But a "couple" of units (2-6) here and there might go basically unnoticed. Plus, whole sections were no one can see past poverty & desperation beget crime. Alternatively a neighborhood where kids see others mowing lawns & sweeping walks for a little cash gets them thinking they have some options for their future because case in hand right now is a solid option. Someone with nothing to lose, (thinking everybody around here dies young & broke anyway, why not go for the big score... \$200-300... \$1000. So little money to ruin a life. But it's looks like a million to someone who has never had or known anyone with food security, housing security.

Educating landlords on implicit bias, and how it might affect their business practices. Collecting data on segregation. Making sure that every new apartment complex include low income units. Downtown has become only accessible to the rich and White. That's largely the result of new apartment complexes. That is sad.

Fund their programs more aggressively

Create a tenant's association

Incentivize development patterns that create mixed income neighborhoods

Land Trust is a good idea

Implement policies, support policies that protect the inventory of affordable housing we have, promote its restoration not its demolition. We appear to be too vested in the new construction market and the stakeholders that promote that as economic development.

enforce existing law. education

GET RID OF UGLY ABANDONED BUSINESS STRIP MALLS, SUPPORT AFFORDABLE HOUSING, TINY HOUSES, TEAR DOWN DILAPIDATED HOUSING/BUSINESSES AND BUILD NEW HOUSING FOR SINGLE PARENTS, ELDERLY

Just reminding and promoting to landlords, i have run into more than once that a landlord is concerned over wheelchairs tearing up a house.

More affordable housing in nicer neighborhoods

Enforce the rules and litigate those who violate them

Increase access to affordable rental housing (incentives for landlords, increase energy efficiency in rental properties, etc.), rent controls), increase development of properties in Columbia CHT

Neighborhoods need to be better integrated

Admit that there isn't any fair housing and also do more to integrate

Providing incentives for builders/property owners to make property accessible for elderly and people with disabilities and affordable for mid to lower income individuals.

there is a shortage of affordable housing in Columbia. Whatever is possible to increase affordable housing will help marginalized groups.

There is plenty of options available now. Most of the problems would be taken care of people would work and get off social programs. This in return our tax dollars could go to funding other priorities such as roads and police. There are all types of jobs currently available

Recognize that if they are going to reduce/eliminate public transportation, that people who work for wages need to be able to live closer to the employers.

Build more low cost housing.

working with developers to offer housing for people with low to low middle incomes

Build home that are affordable for all .

Nothing

The tremendous affordability variation in housing based on neighborhood is creating segregation.

Discrimination boils down to the haves and have-nots.

Finding solutions for those impacted by poverty.

public presentations,

City council should spend more time on this and less on catering to developers

Allow more low-cost rental housing

Regulating fair rent costs (people who work here should be afford to live here, even if they make minimum wage)

Participate with non-profit and church groups to provide HOUSING FIRST for homeless people

Hold landlords and slum lords accountable for their property & tenants. Make them stay in their own apartments to prove a point. Allow an application process that removes possible bias factors from applications. Have a board that approves each rentable unit. Limit rent increases from happening every year. Ensure deposits are returned or actually used to improve property. Make landlords accompany real estate agents showing property to potential tenants. Make landlords provide dog waste bags & areas if they allow animals.

There is a difference between fair housing and affordable. I need the city to be really clear about that. The city needs to be having conversations about both.

Inclusionary Zoning!!

I'm not entirely sure fair housing is a function of local government outside of court system. Not saying it isn't important, it is, but police, fire, safety, zoning /development controls/building permits, and infrastructure and utilities are the core functions of a city.

Require low and moderate housing to be built in new developments. Require maintenance of rental property to keep people in safe, energy efficient housing.

Instead of renting slums, the landlords should do their best to rent safe, clean housing to qualifying applicants.

Widen Housing Grant Program with follow-up inspections

Come down hard on landlords that seem to have all white tenants.

Stop allowing luxury student housing buildings to replace low income homes and stop forcing people out of central Columbia who need resources

This doesn't happen anymore. Just let the free market do its thing and quit trying to interfering and mucking things up. Get rid of the most onerous codes so affordable housing could be built again.

Pay attention to the surveys like this.

Provide free, unconditional housing to the homeless.

I'm not sure I have the right ideas for this, but certainly implementing rent control and stopping the spread of "luxury" student housing in favor of more affordable housing.

Focus more on working adults than housing development for college students.

Do more to let folks know what their housing options are and make help more available/easier to find.

Increase affordable housing. Increase diversity in labor force. Preserving old 1st ward housing. (Protect from predatory developers).

educate citizens

Continue building land trust homes!

Build more affordable housing for people

Encourage or incentive affordable housing

PROVIDE NET ZERO HOUSING

Educate people about what housing discrimination is, what is illegal, and what they should do to report it.

address smoking that you can smell in multi housing units and rising/ high cost and "rent by the room" are poor practices in my opinion

Encourage affordable homes for purchase from construction firms.

OTHER (2)